

**7% GUARANTEED
LEASEBACK!***



THIS DISPLAY IS FOR SALE

Home design:

Denman 257
Victoria façade

Address:

Lot 147
4 Leon Street
Googong Town Estate
Googong

Design features & options:

4 bedrooms
2.5 bathrooms
double garage
open plan family and meals
alfresco

The Burbank Denman display home at Googong includes the following luxurious upgrades:

- Gas fireplace with Dekton stone apron
- Fully upgraded walk in robe with ample storage options
- Designer floor coverings
- Rear and side boundary fencing
- Designer landscaping
- Luxury window coverings
- AEG appliance package
- Designer Kitchen
- Reverse cycle ducted air conditioning
- Designer external cladding
- Stone benchtops to the Kitchen
- Colour-on driveway and paths
- Designer Staircase

Home design:

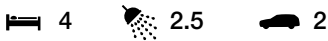
Denman 257
Victoria façade

Address:

Lot 147
4 Leon Street
Googong Town Estate
Googong

Land size:

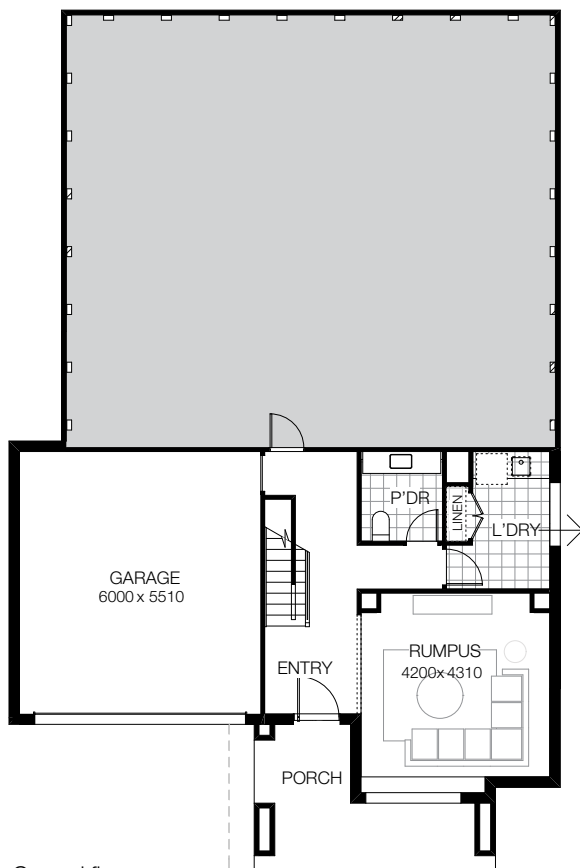
462 m²



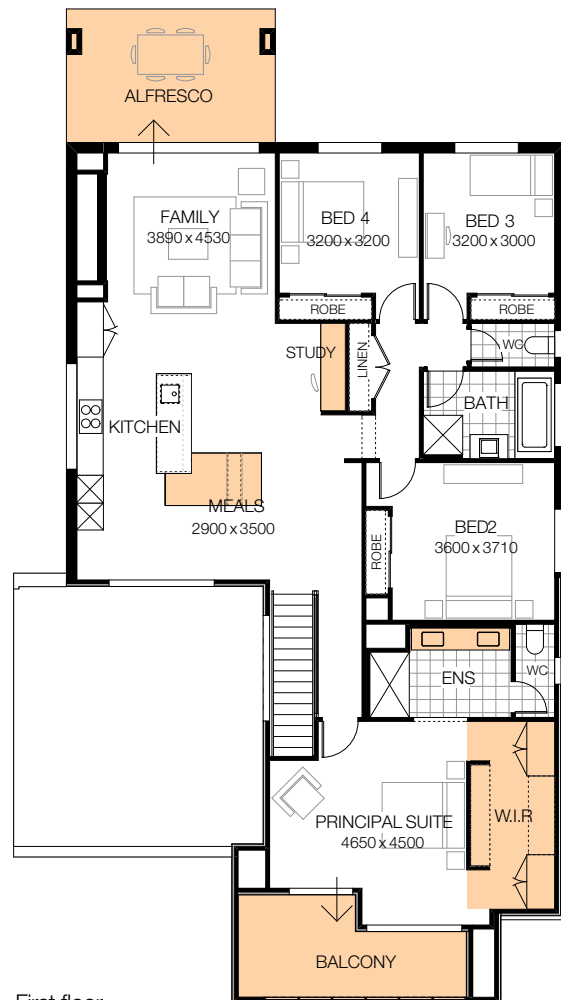
This image contains internal or external luxury upgrade items and furniture not included in the home price.

Residence	217.00sqm	23.30sq
Alfresco	14.50sqm	1.56sq
Balcony	11.20sqm	1.20sq
Porch	12.20sqm	13.10sq

Garage.....	36.90sqm	3.97sq
Total	291.80sqm	31.40sq
Home width		12.59m
Home length		19.61m

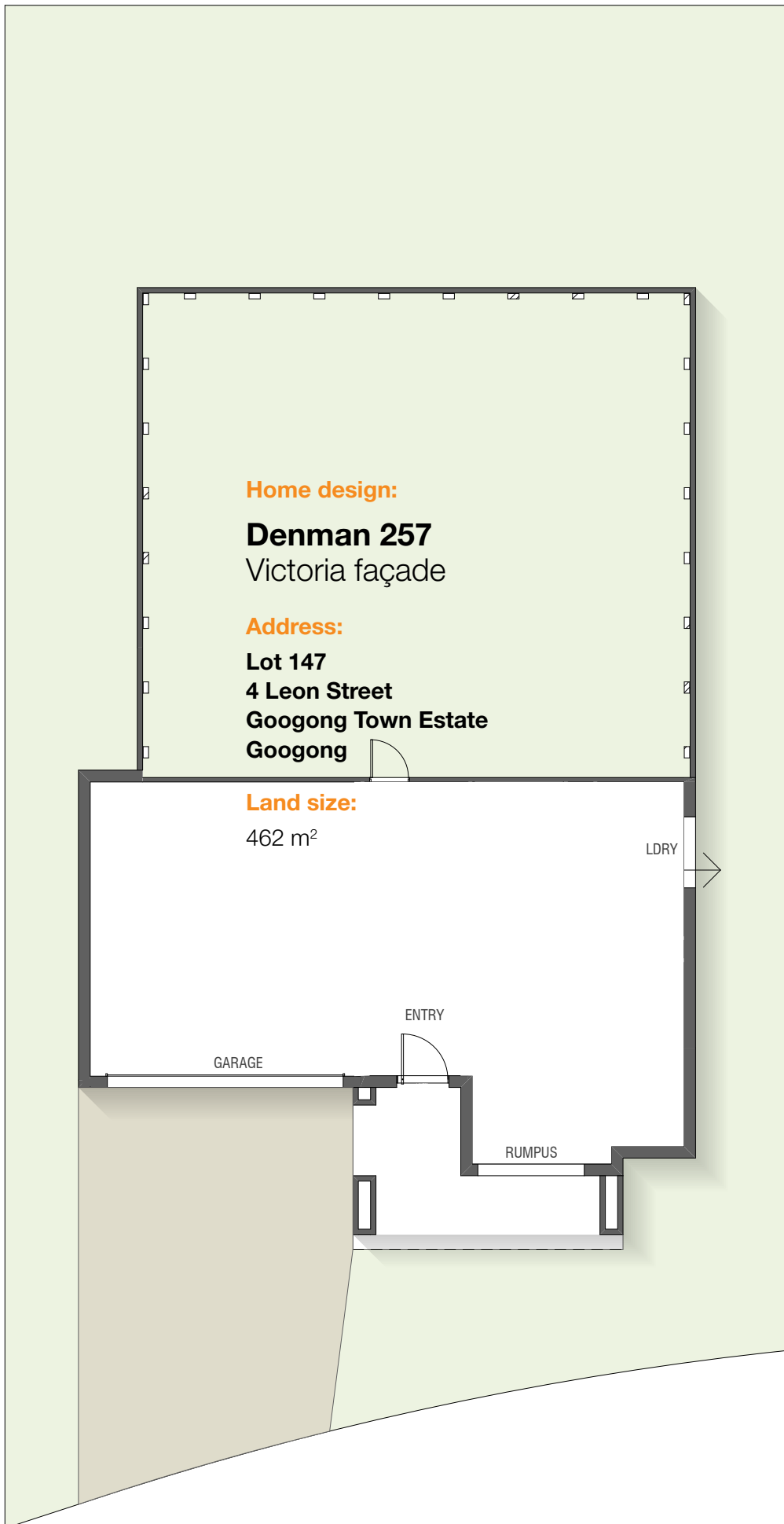


Ground floor



First floor

*7.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia NSW Pty Ltd. ABN 88 610 822 770. NSW BL 295627C ACT BL 2016566.



Façade	“Developer Requirement - Provide upgrade to Category 4 PGH, Composite Urban Blue facebrick to front façade of Rumpus and Entry, in lieu of standard facebrick. Note: Only valid with Option EP1”
Façade	“Provide upgraded Balcony with Western Red Cedar (HR45) handrail and Stainless Steel Posts, in lieu of standard Note: Only valid with Option EP1”
Façade	Provide Feature AAW 2057-2710 Aluminium Awning Window to Ground Floor Rumpus, in lieu of standard
Façade	Provide Feature AAW 2057-2710 Aluminium Awning Window to First Floor Principal Suite, in lieu of standard
Façade	“Provide upgrade to Feature Brick (bronze Sheen) upgrade to 470mm wide pier on front porch, in lieu of standard Note: Only valid with Option EP1”
External	Provide 1No. Lockwood Pull Handle (143 Matte Black) to Entrance Door with matching double cylinder Deadbolt.
External	Provide external external ceramic tiling (standard builders range) to Porch only.
External	Provide ironed off-white mortar to face brickwork, in lieu of standard.
External	“Provide 25 Degree Colorbond Roof ‘Colour - Dune’ with metal capping in ‘Colour - Monument’, in lieu of standard.
External	Provide external ducting for ground floor Powder Room
External	Provide additional Render to WIR and Rumpus, in addition to the standard area

Internal	Provide 8No. PMOD4 profile internal doors throughout home, in lieu of standard.
Internal	“Provide 3No. PMOD4 GT Translucent Glazed, internal doors to the following, in lieu of standard. - Powder - Laundry - Principal Suite”
Internal	Provide square set cornice to all Living areas, Principle Suite, Ensuite and Ensuite WC, in lieu of standard
Internal	Provide ceramic floor tiling (standard builders range) to the ground floor Entry area.
Internal	“Provide Bordeaux Oak 1 Strip Russet, Engineered Oak Flooring to the following areas: - First Floor Landing - Family - Kitchen - Meals - Study - Bedroom hallway”
Internal	Provide Category 11 upgraded Carpet (Casablanca 2 - Atlas) to Bedrooms 2, 3 & 4, including 10mm underlay.
Internal	Provide Lockwood Velocity 63mm Square Rose , Matt Black internal door handle sets throughout the dwelling, in lieu of standard.
Internal	“Provide Custom internal Staircase, including the following inclusions, in lieu of standard: - Cantivered Cut Stringer - Vic Ash Treads, Handrail and Capping - 10mm Clear Glass Baluster - Stainless Steel Posts”
Internal	Provide ground floor under stair case design modification, including the removal of timber stud wall under stairs and additional timber stud wall in lieu of Garage Entry hinged door.

Rumpus	“Provide upgraded Laminex Natural Finish (Colour - Walnut) to Rumpus Joinery, in lieu of standard Note: Only valid with Option IP4”
Rumpus	“Provide finger grips to all Rumpus Joinery, in lieu of standard handles. Note: Only valid with Option IP4”
Rumpus	Provide Category 9 upgraded Carpet (Rock River - Lowell) to Rumpus, including 10mm underlay.
Rumpus	Provide upgraded 3 Step Cornice to Rumpus, in lieu of standard
Laundry	Provide Franke Plaza (PZX210-54) Stainless Steel Sink, in lieu of standard
Laundry	Provide Phoenix ‘Rush’ Mixer (RU730MB) Matt Black, in lieu of standard
Laundry	“Provide finger grips to all Laundry cabinetry, in lieu of standard Note: Only valid with Option LD1”
Laundry	“Provide soft close hinges to underbench cabinetry, in lieu of standard. Note: Only valid with Option LD1”
Laundry	Provide upgraded Linen door 2No. PMOD4, including 63mm L3 ‘element’, square dummy handle set, in lieu of standard
Laundry	Provide upgraded 3 Step Cornice to Laundry, in lieu of standard
Laundry	“Provide Laminex Natural Finish to overhead shelving, in lieu of standard Note: Only valid with Option LD1”
Laundry	“Provide Category 6 ‘Lagoon’ Silestone Upgrade to Laundry Benchtop, in lieu of standard Silestone category. Note: Only valid with Option LD1”
Powder	Provide 1200mm high wall ceramic tiling to each internal wall (standard builders range), in lieu of standard.
Powder	“Provide Category 6 Silestone ‘Lyra Seude’ Upgrade to Powder Benchtop, in lieu of standard Silestone category. Note: Only valid with Option IP5”
Powder	Provide upgrade to Phoenix Rush Matt Black 180mm wall basin set (RU785MB), in lieu of standard
Powder	Provide Hafele Matt Black, Horizontal handles to cabinetry and drawers, in lieu of standard
Powder	Provide 1No. ‘Bermuda’ Smart Floor Waste to floor area, in lieu of standard
Ensuite	“Provide Category 4 Silestone ‘Marengo’ Upgrade to Ensuite Benchtop, in lieu of standard Silestone category. Note: Only valid with Option ENS1”
Ensuite	Provide finger grips to all Ensuite cabinetry, in lieu of standard
Ensuite	“Provide Phoenix ‘Rush’ Matt Black tapware throughout, in lieu of standard, including the following: - Shower Arm with Round Rose (RU522) - Shower Wall taps (RU060) - Vanity Wall Basin Sets (RU785)”
Ensuite	Provide 1No. ‘Bermuda’ Smart Floor Waste to floor area, in lieu of standard
Ensuite	Provide 10mm framless shower screen and pivot door to shower, in lieu of standard
Ensuite	“Provide 400mm high, full length tiled shower niche to shower, 1200mm off finished floor level. Note: Only valid with Option IP5”
Ensuite	“Provide Brushed Wood & Divine Oak Natural Finish to Ensuite Cabinetry, in lieu of standard. Note: Only valid with Option IP5”
Ensuite	“Provide 2No. LED downlights to bulkhead above Ensuite Vanity Note: Only valid with Option IP5”
Ensuite	Provide 2No. Seima Plati (SBC-030) above counter basins to Ensuite, in lieu of standard
Ensuite	“Provide Phoenix ‘Radi’ Matt Black accessories through the Ensuite, including the following, in lieu of standard: - Double Towel rail - Paper Holder Round (RA892)”
Ensuite	Provide full height ceramic wall tiling (standard builders range) to all Ensuite walls (excluding above vanity and between mirrors)

WC 2	Provide full height ceramic wall tiling (standard builders range) to all WC2 walls (excluding above vanity and between mirrors)
WC 2	Provide square set reveal to WC2 window, in lieu of standard.
Principal Suite	“Provide Burnished Wood, Natural Finish to all WIR cabinetry, in lieu of standard. Note: Only valid with Option IP1”
Principal Suite	Provide Category 9 upgraded Carpet to Principal Suite, including 10mm underlay.
Bathroom	Provide 1No. ‘Bermuda’ Smart Floor Waste to floor area, in lieu of standard
Bathroom	“Provide Phoenix ‘Rush’ Matt Black tapware throughout, in lieu of standard, including the following: - Shower Arm with Round Rose (RU522) - Shower Wall taps (RU060) - 180mm Vanity Wall Basin Sets (RU785) - 230mm Bath Spout (RU777)”
Bathroom	Provide square set reveal to Bathroom window, in lieu of standard.
Bathroom	Provide 400mm x 590mm shower niche, including additional timber stud wall to Bathroom shower.
Bathroom	Provide 1200mm high wall ceramic tiling to each internal wall (standard builders range), in lieu of standard.
Bathroom	Provide Laminex Natural Finish to Bathroom vanity cabinetry and benchtop, in lieu of standard
Study	“Provide 1No. Soft Close mechanism to the overhead door, in lieu of standard Note: Only valid with Option IP3”
Study	“Provide Laminex Formwrap Matt Vinyl to single door, in lieu of standard. Note: Only valid with Option IP3”
Study	“Provide Laminex Walnut Natural Finish to overhead shelving and benchtop, in lieu of standard Note: Only valid with Option IP3”
Study	“Provide Finger Grip to overhead door, in lieu of standard handle. Note: Only valid with Option IP3”
WC	“Provide Phoenix ‘Radi’ Matt Black accessories through the WC, including the following, in lieu of standard: - Towel Ring - Paper Holder Round (RA892)”
WC	Provide square set reveal to WC window, in lieu of standard.
Linen	Provide custom Linen Shelving configuration, including 3No. Standard shelves depths and 1No. Narrow top shelf, splayed to suit.
Heating and Cooling	“Provide 1No. Daikin reverse cycle ducted air conditioning (Model FDYQN160) with 12 outlets for double story, 2 zones to main dwelling.
Kitchen	Provide AEG - Fully Intergrated Dishwasher (Model - F78601V11P) to Kitchen
Kitchen	“Provide AEG 600mm Double Wall Oven (Model DC7013101M) to Kitchen, in lieu of standard. Note: Only valid with Option K1”
Kitchen	“Provide AEG 600mm Electric Steam Oven (Model BS93140001M) to Kitchen. Note: Only valid with Option K1”
Kitchen	Provide AEG - 770MM Intergrated Rangehood (Model - DL8590-M), in lieu of standard
Kitchen	Provide AEG 600mm Built In Microwave (Model MCD2664E-M) to Kitchen.
Kitchen	“Provide 20mm Silestone Benchtop upgrade to Kitchen, in lieu of standard, including the following: - Category 6 - Lagoon Suede Finish to main benchtop - 40mm Mitred Edging to main benchtop - Category 5 - Charcoal Soapstone finish to Island benchtop, standard edging Note: Only Valid with Option K1”
Kitchen	“Provide Laminex Sarsen Grey ‘Silk’ Finish to main Kitchen cabinetry panel doors, pantry doors and oven towers, in lieu of standard.

Note:	Only valid with Option K1”
Kitchen	“Provide Laminex Formwrap Nightfall Matte Finish to Kitchen Island Base cabinetry and Island Back Panel, Dining Table Plinth and Wine Rack, in lieu of standard. Note: Only valid with Option K1”
Kitchen	Provide AEG - 800MM Induction Cooktop (Model - HK854220XB) to Kitchen, in lieu of standard.
Kitchen	“Provide ducting of the rangehood to the external wall. * vent to siut * air and moisture from the cooking service is extracted to the outside atmosphere”
Kitchen	Provide painted bulkheads between the top of the Kitchen cupboards and the underside of the ceiling (up to 6000mm).
Kitchen	Provide Franke Double Bowl Undermount Sink in Black (Model -SID620CB) to Island bench, in lieu fo standard
Kitchen	Provide Phoenix Rush Kitchen Sink Mixer (RU730MB) to Island bench, in lieu fo standard
Kitchen	“Provide finger grip ‘no handles’ to main Kitchen cabinetry, in lieu of standard Note: Only valid with Option K1”
Kitchen	“Provide soft close mechanisms to all Kitchen drawers and Cabinets, in lieu of standard. Note: Only valid with Option K1”
Kitchen	Provide Hafele Vertical matte black handles to Pantry, fridge doors and Island bench in lieu of standard.
Kitchen	“Provide Push open style to mechanisms to overhead cabinets above wall ovens, in lieu of standard. Note: Only valid with Option K1”
Kitchen	Provide ‘Stand Alone’ Meals bench, including upgraded finishes and Silestone upgrades.
